

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 8.738 CRE PARCEL SW-6051**

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 2, County of Wayne, and State of Ohio:

Known as lands conveyed to Allen A. & Nancy D. Troyer in Volume 754; Page 2166 & part of lands in Volume 956; Page 5286 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeast corner of said Southwest Quarter and in McQuaid Road (C.R. 416);

Thence S 89° 44' 36" W, 334.11 feet, passing through a railroad spike found at a distance of 80.32 feet, along the north line of said Southwest Quarter and in said McQuaid Road to a cotton gin spike set and the principal place of beginning of the parcel herein described: ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 00° 07' 53" E, 26.82 feet:

**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. **S 00° 07' 53" E, 573.45** feet along the west line of said Volume 956; Page 5286 to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. **N 89° 44' 36" E, 274.12** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the west line of lands conveyed to Wesley M. & Ruth A. Miller in Volume 938; Page 1506 of said Official Records;
3. **S 00° 07' 54" E, 419.25** feet along a west line of said Miller lands to a 5/8" iron bar found at a northeast corner of lands conveyed to Joseph R. & Arie J. Hersherberger in said Official Records;

Continued on Page 2

Page 2 (Description 8.738 ac.)

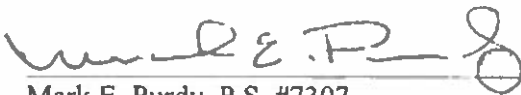
4. S 89° 44' 36" W, 541.79 feet, passing through a 5/8" iron bar found at a distance of 274.12 feet, along a north line of said Hershberger lands to a 5/8" iron bar found;
5. N 00° 07' 53" W, 992.70 feet along and east line of said Hershberger lands to a railroad spike found on the north line of said Southwest Quarter and in said McQuaid Road;
6. N 89° 44' 36" E, 267.67 feet along the north line of said Southwest Quarter and in said McQuaid to the place of beginning and containing within said bounds 8.738 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX; Page 711b for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 2.638 CRE PARCEL**

SW-6051

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 2, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Allen A. & Nancy D. Troyer in Volume 956; Page 5286 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeast corner of said Southwest Quarter and in McQuaid Road (C.R. 416);

Thence S 89° 44' 36" W, 80.32 feet along the north line of said Southwest Quarter and in said McQuaid Road to a railroad spike found at a northeast corner of lands conveyed to Wesley M. & Ruth A. Miller in Volume 938; Page 1506 of said Official Records ~ witnessed by a 5/8" iron bar found S 05° 54' 34" E, 19.41 feet;

Thence S 05° 54' 34" E, 201.88 feet along a west line of said Miller lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Thence S 00° 07' 54" E, 372.55 feet along a west line of said Miller lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. continuing S 00° 07' 54" E, 419.25 feet along a west line of said Miller lands to a 5/8" iron bar found at a northeast corner of lands conveyed to Joseph R. & Arie J. Hershberger in said Official Records;

Continued on Page 2

Page 2 (Description 2.638 ac.)

2. S 89° 44' 36" W, 274.12 feet along a north line of said Hershberger lands to a 5/8" iron bar found at the southeast corner of lands conveyed to Allen A. & Nancy D. Troyer in Volume 754; Page 2166 of said Official Records;
3. N 00° 07' 53" W, 419.25 feet along an east line of said Troyer lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. N 89° 44' 36" E, 274.12 feet along a new division line to the place of beginning and containing within said bounds 2.638 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX; Page 716 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 3.562 ACRE PARCEL**

SW-6051

Situated in the Township of East Union, T-16N; R-12W, Southwest Quarter of Section 2, County of Wayne, and State of Ohio:

Known as being part of lands conveyed to Allen A. & Nancy D. Troyer in Volume 956; Page 5286 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeast corner of said Southwest Quarter and in McQuaid Road (C.R. 416);

Thence S 89° 44' 36" W, 80.32 feet along the north line of said Southwest Quarter and in said McQuaid Road to a railroad spike found at a northeast corner of lands conveyed to Wesley M. & Ruth A. Miller in Volume 938; Page 1506 of said Official Records and the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" iron bar found S 05° 54' 34" E, 19.41 feet:

**THENCE WITH THE FOLLOWING FIVE (5) COURSES:**

1. S 05° 54' 34" E, 201.88 feet along a west line of said Miller lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
2. S 00° 07' 54" E, 372.55 feet along a west line of said Miller lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. S 89° 44' 36" W, 274.12 feet along a new division line feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the east line of lands conveyed to Allen A. & Nancy D. Troyer in Volume 754; Page 2166 of said Official Records;

Continued on Page 2

Page 2 (Description 3.562 ac.)

4. N 00° 07' 53" W, 573.45 feet along an east line of said Troyer lands to a cotton gin spike set on the north line of said Southwest Quarter and in said McQuaid Road ~ witnessed by a 5/8" iron bar found S 00° 07' 53" E, 26.82 feet;
5. N 89° 44' 36" E, 253.79 feet along the north line of said Southwest Quarter and in said McQuaid Road to the place of beginning and containing within said bounds 3.562 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX; Page 116 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



SW-6051-closure.docx

Inverse With Area				Tue Oct 31 07:51:42 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			416213.60	2163685.17	
	S 05°54'34" E	201.88			
PP			416012.79	2163705.96	
	S 00°07'54" E	372.55			
8002			415640.24	2163706.81	
	S 89°44'36" W	274.12			
8001			415639.02	2163432.70	
	N 00°07'53" W	573.45			
8000			416212.46	2163431.39	
	N 89°44'36" E	253.79			
PP			416213.60	2163685.17	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1675.78					
Area: 3.562 AC., 155149.1 SF.					

Inverse With Area				Tue Oct 31 07:53:27 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
8002			415640.24	2163706.81	
	S 00°07'54" E	419.25			
PP			415221.00	2163707.78	
	S 89°44'36" W	541.79			
11			415218.57	2163165.99	
	N 00°07'53" W	992.70			
PP			416211.26	2163163.72	
	N 89°44'36" E	267.67			
8000			416212.46	2163431.39	
	S 00°07'53" E	573.45			
8001			415639.02	2163432.70	
	N 89°44'36" E	274.12			
8002			415640.24	2163706.81	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3068.97					
Area: 8.738 AC., 380639.2 SF.					

Inverse With Area				Tue Oct 31 07:53:49 2023	
PntNo	Bearing	Distance	Northing	Easting	Description
8002			415640.24	2163706.81	
	S 00°07'54" E	419.25			
PP			415221.00	2163707.78	
	S 89°44'36" W	274.12			
PP			415219.77	2163433.66	
	N 00°07'53" W	419.25			
8001			415639.02	2163432.70	
	N 89°44'36" E	274.12			
8002			415640.24	2163706.81	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1386.74					
Area: 2.638 AC., 114924.1 SF.					